

APPENDIX B - SCHEDULE OF FEES

SCHEDULE OF FEES
PLANNING & ZONING COMMISSION

APPLICATION FEES

	FEE**	WITH REQUIRED STATE FEE INCLUDED
AMENDMENT TO TOWN PLAN OF CONSERVATION & DEVELOPMENT	\$500	\$560
AMENDMENT TO ZONING REGULATIONS	\$500	\$560
AMENDMENT TO ZONING MAP	\$500	\$560
SPECIAL PERMIT:		
New Construction involving principal use or structure	\$350	\$410
Other special permits or amendments	\$150	\$210
SITE PLANS/BUSINESS SITE PLANS	\$250	\$310
FINAL SUBDIVISION AND/OR RESUBDIVISION	\$500 PER NEW LOT	\$500 PER NEW LOT PLUS \$60
COASTAL SITE PLAN REVIEW	\$165	\$225
FLOOD DAMAGE PREVENTION	\$165	\$225
LAND FILLING, EXCAVATION, EARTH REMOVAL &/OR REGRADING	\$165	\$225
ADMINISTRATIVE PERMITS including requests under CGS Section 8-26g	\$165	\$225

NOTE: Where a proposal involves multiple applications (three or more), an applicant shall pay only the two highest fees of the three or more.

NOTE: The Town of Darien and its agencies shall not be liable for payment of any of the above fees.

***All fees specifically exclude any fee required by the State of Connecticut per Section 22a-27j of the Connecticut General Statutes, which must be collected by the Town. As of July 1, 2004, the State fee was \$30.00 per application. As of October 1, 2009, the State fee was \$60 per application.*

SCHEDULE OF FEES
ARCHITECTURAL REVIEW BOARD

APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED

	FEE**	FEE**
SIGN, AWNING OR FAÇADE CHANGE PERMITS (FEE IS PER SIGN, AWNING OR FAÇADE CHANGE)	\$50 PER SIGN, AWNING OR FAÇADE CHANGE	\$50 PER SIGN, AWNING OR FAÇADE CHANGE PLUS \$60

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SCHEDULE OF FEES
ZONING BOARD OF APPEALS

APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED

	FEE**	FEE**
VARIANCE, INTERPRETATION AND/OR APPEALS REVIEW AND SIGNING OF STATE MOTOR VEHICLE DEPARTMENT FORMS	\$450	\$510
	\$10	\$70

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SCHEDULE OF FEES
ZONING PERMITS

APPLICATION FEES
WITH REQUIRED
STATE FEE
INCLUDED

	FEE**	FEE**
For applications with a total work value of \$79,999 or less.	\$35	\$95
For applications with a total work value ranging from \$80,000 to \$250,000.	\$150	\$210
For applications with a total work value of greater than \$250,000.	\$340	\$400

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SCHEDULE OF FEES
ENVIRONMENTAL PROTECTION COMMISSION

	<u>APPLICATION FEES</u>	
	WITH REQUIRED	STATE FEE
	FEE**	INCLUDED
WETLANDS MAP AMENDMENT (no extra public hearing charge)	\$240	\$300
WETLAND REGULATIONS AMENDMENT (no extra public hearing charge)	\$840	\$900
APPLICATIONS LIMITED TO BASIC MAINTENANCE, INCLUDING: MINIMAL TREE CUTTING ONLY, POND DREDGING, PATH CLEARING, OR INSTALLATION OF A FENCE OR STONE WALL OR SITE DISTURBANCE/NEW CONSTRUCTION OF 200 SQUARE FEET OR LESS AND OTHER MINIMAL ACTIVITIES	\$200	\$260
CONSTRUCTION OF A NEW OR REPLACEMENT PRINCIPAL STRUCTURE; SIGNIFICANT ACTIVITIES WITHIN A REGULATED WETLAND; OR SIGNIFICANT FILLING & GRADING WITHIN AN UPLAND REVIEW AREA	\$1,200	\$1,260
ALL OTHER ACTIVITY FOR WORK WITHIN WETLANDS AND/OR THE REGULATED AREA	\$740	\$800
PUBLIC HEARING FEE (IN ADDITION TO THE ABOVE)	\$ 350	N/A

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SUPPLEMENT TO SCHEDULE OF FEES

TECHNICAL REVIEW FEES FOR PLANNING AND ZONING COMMISSION, ZONING BOARD OF APPEALS AND ENVIRONMENTAL PROTECTION COMMISSION

Within ten days of official receipt of an application, the Director of Planning & Zoning, or his/her designee, shall make a determination whether an outside expert is needed to analyze, review and report on areas requiring technical review in order to assist the Planning & Zoning Commission, Zoning Board of Appeals and/or the Environmental Protection Commission. Such experts may include, but shall not be limited to, engineers, surveyors, architects, soil scientists, wetland biologists, wildlife biologists, and hydrogeologists.

If such a determination is made, the Director may assess the reasonable cost for such expert to the applicant based upon a preliminary estimate from the expert. The Director may collect 125% of the estimate from the applicant, which amount shall be held in escrow until the technical review is completed, and which will be the outside limit of the applicant's responsibility. Any excess amount collected over the actual cost shall be refunded to the applicant. This payment shall be considered an integral component of the application. The failure by the applicant to make this payment within five (5) days of notice of the fee assessment shall render the application incomplete.

In the event the Director does not make a determination that an outside expert is needed, the Planning & Zoning Commission, Environmental Protection Commission and/or the Zoning Board of Appeals may make such a determination up to two (2) weeks after the commencement of its public hearing on the application. However, prior to making such a determination, the respective commission or board shall determine: 1) that evidence in the record of the proceedings has been produced or is likely to be produced which requires the hiring of such an expert; 2) that the department staff will be unable to perform the technical review; and 3) that adequate time exists for the applicant to review and respond to such expert's report. The respective commission or board shall then make such a reasonable assessment and collect 125% of the estimate from the applicant, which amount shall be held in escrow until the technical review is completed and which will be the outside limit of the applicant's responsibility. Any excess amount collected over the actual cost shall be refunded to the applicant. This payment shall be considered an integral component of the application. The failure by the applicant to make this payment within five (5) days of notice of the fee assessment shall render the application incomplete.

If adequate time is not available for the Director, commission or board's review and determination on the necessity for outside expert review and/or if adequate time is not available for the outside expert to perform the analysis and report his or her findings, then the Director will advise the applicant and seek the applicant's consent for an extension of the relevant time period in accordance with Connecticut General Statutes § 8-7d.